

Quality Appointments



INNOVATIVE CONDO FEATURES

- Passive House-certified Building
- Condo management cost less than \$0.40/ sq. ft.
- Superior indoor air quality and ventilation
- Quality construction and sound control
- Improved resilience for climate changes
- Energy savings and reduced environmental impact
- Live/work space
- First floor and commercial spaces with 10' ceilings
- Dedicated home office space
- Daycare space on first floor
- Underground car parking by unit
- Electric charging provisions
- Sub-metered water and hydro service connections

ENVIABLE BUILDING AMENITIES

- Luxurious lobby with automation
- Parcel delivery service in mailroom
- High-speed internet to all suites
- Car wash area
- Pet spa
- Bicycle parking
- Lockers for purchasers
- Fitness gym
- Party room and lounge
- Meeting rooms
- Shared play area

STUNNING SUITE FEATURES

- Expansive suites with private balconies
- Soaring 10' ceilings on first floor
- High 9' ceilings on 2nd to 5th floor

- Compartmentalized HVAC units
- Triple-pane energy efficient windows with argon gas
- Digital door lock and security viewer on suite door
- Energy efficient pivot glass doors to balcony and/or patio, as per plan
- Modern palette of high-quality tiled flooring in foyer, living, dining, bedroom and hallways, as per builder's standard selection
- Porcelain tiles to kitchen, laundry and bathroom floors
- Modern baseboards and casing trim package
- Textured white finish on ceilings, except kitchen, laundry and bathrooms
- All interior walls primed and painted with high quality latex paint, except bathrooms and kitchens to be painted in semi-gloss, mould resistant paint.
- Closets fitted with shelving in bedrooms and cloak cabinet

MODERN CHEF'S KITCHEN FEATURES

- Open concept gourmet kitchens, as per plan
- Wide selection of cabinetry, as per builder's standard selection
- Engineered stone or Quartz countertops with 40mm reveal, as per builder's standard selection
- Stylish backsplash, as per builder standard selection.
- Stainless steel undermount sink with designer-selected single lever chrome faucet with pull out spray
- Electrical outlets conveniently located at counter level for small appliances.
- Modern appliance package including: electrical smooth induction stove with oven and front controllers, ducted exhaust, microwave, multi-cycle dishwasher, frost-free large capacity refrigerator with full-size freezer and water dispenser.



SPA-INSPIRED BATHROOM FEATURES

- Exquisitely-styled bathrooms with bathtub or stand-up shower, as per plan
- Imported ceramic tiles with full height tile surround on all walls around tub or shower, as per builder standard selection
- Distinctive solid surface and designer chrome finished faucets
- Designer-selected vanity mirror with custom light fixture in all bathrooms
- Exterior vented exhaust fans in all bathrooms
- Modern white panel entry door with privacy lock

SAFETY & SECURITY FEATURES

- Keyless and intercom main entry door lock with smart phone application controls
- Key fob access system for residents
- Video surveillance of main lobby entrance, indoor visitor and residential parking and other selected zones
- Smoke detectors, dampers and carbon monoxide detectors connected to building alarm

ELECTRICAL & TECHNOLOGY FEATURES

- Energy Efficient LED down lights
- Designer-selected light switches and matching electrical outlets
- Stylish ceiling mounted light fixtures above the breakfast bar
- Light fixtures in common corridors and hallways
- Telephone outlets pre-wired, as per plan
- Television cable outlet pre-wired in living room, bedrooms and/or den, as per plan
- Balconies and/or patios equipped with electrical outlets where applicable, as per plan

LAUNDRY FEATURES

- Full-size stacked washer and dryer

THE GREEN ADVANTAGE:

- Energy efficient times air-supply system in common area hallways
- Energy saving efficiency LED lighting throughout the common areas
- Carbon monoxide monitoring system in parking garages to increase energy efficiency of fans used for fresh air distribution

Please note: Prices and specifications are subject to change without notice.

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONWHP bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plan and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on vendor's décor package as selected.

All photographs and illustrations do not necessarily depict actual features but represent similar quality that will be offered. E. & O. E.

